

that we have not done in the most recent comp plans. Suggests that we do that. Further, recommend environmental commission to assist in that process.

Busse noted that it is not correct to compare the two commissions. Is comfortable with moving forward with both of these advisory commissions.

Baloga explained this as opportunity to bring it up one more time. We need to move that forward rather than backburner, or put it to bed rather than defer it.

Busse would like to see a work plan, accomplishments throughout the year, and there's a whole process involved in dedicating and appointing that is separate from this.

Mayor Winstead said it looks structured well, take in the comments and will come back and act upon it.

3.2 Neighborhood Commercial Study

Requested Action: Provide input on the neighborhood commercial center study.

Community Development Manager Glen Markegard discussed the neighborhood commercial redevelopment study via PowerPoint presentation. Reviewed the schedule. City has been through this prioritization effort at least one other time. "String of pearls" which were areas divided into tiers. This discussion will be on which areas should be considered candidates, and what criteria that should be considered in prioritization. Neighborhood commercial criteria factors were mentioned. Asked Council if they agree with the criteria used for narrowing the candidates as discussed via PowerPoint.

Mayor Winstead said the elimination was done because of participation happening, reviewed in other means. Through eliminations, it helps create a realistic list that includes those that can be agreed upon that are good to take a look at.

Carlson said nine nodes seem like a manageable list. There is good logic behind why certain areas were excluded and some were considered.

Abrams said that if we're trying to appeal to a more walkable neighborhood experience, we need to think about what the nodes can do for the future. A health indicator. Where there's more density.

Markegard suggested mapping for ranking the green areas that are left on the list.

Lowman asked if the nodes on more than five acres can be handled in another process so they'd don't fall through the cracks.

Mayor Winstead said they're not as stressed as what's been left and highlighted. They're not matured enough as the ones that are left to work on.

Oleson said in talking about redeveloping Portland and American Blvd, these are the areas that are predominantly the oldest. There is a large concentration of housing. If looking at dealing with adding support to neighborhoods, we are beginning to see younger families beginning walking on the street. Talking about building structures that should serve people for the next 30 years. Need to look at what aging is doing, what millennials are

looking for, and the demographics.

Markegard said tonight will include looking at comparative measures. Then over the next months, they'd score the areas and then would be brought back to tier them.

Baloga said he thought Bloomington was overshopped. There are more commercial neighborhood than what can be filled with what the neighborhood needs. How do we narrow that down to create a more vibrant area for the remainder, and put that under the redevelopment to the best and highest use wherever it's located. Should be looking forward, but it doesn't look like we're going too far ahead.

Markegard said one idea is as we redevelop these areas, it doesn't need to be all commercial after redevelopment. This is more about positively influencing the surrounding the neighborhoods, and may or may not be commercial.

Mayor Winstead said he thought it should be right-sizing the areas. It needs to be clear that this is our understanding.

City Manager Verbrugge mentioned the criteria and scoring. The factors for scoring, there's a heavier weight for frequent vacancy and underutilization. More distressed economic conditions for properties would get higher weighting. Asked Markegard if they want to elevate the underutilization or vacancy as more of a criteria than a scoring factors.

Baloga responded that he thought it would be criteria. Looks at the key factor as criteria that we need to repurpose these parcels for redevelopment.

Carlson added that the conversations leading up to this, was reinvestment versus redevelopment. Working within the means of what government can do, that's a term that was used over and over again. What resources from a government standpoint can we bring to this. Have that information coming forward this summer. There may be some low hanging fruit that might be better to select over one that ranks higher. It would be a stretch to say our recommendation is what's there is no longer worth keeping. Reinvestment was heard over and over again. Through that success, bringing some physical improvement along with some tenant changes. Create protocol for moving to the next ones, building momentum, and knowing that each will have a unique set of challenges.

Busse thinks we do have the right criteria.

Baloga did not agree. Said Bloomington has too much and we need to reduce the quantity to improve the quality. One of the things that the bank crisis has done in virtually all of these institutions, is they probably went through a restructure. That perpetuates that problem in the future. Until we address the quantity issue, progress will not be made with just encouraging reinvestment.

Mayor Winstead said we're talking about digging in to getting analytics done. Looks at it as a step in analyzing to figure out what is being identified what needs to get done.

Carlson added that you need to go through this process because if one of the recommendations is rezoning, that's the means of bringing the reduction to create the nonconformity to which further investment cannot be made, which would have to have it rebuilt.

Baloga said he's talking about the establishment of 2, 3, 4 vital zones.

Looking at how we can acquire some of these to help facilitate that. Suggested asking Council to select their top 2-4 sites, and thought they'd pretty much be in agreement.

Markegard said this may reveal something that doesn't jump out at you. When asked why you chose site X versus site Y, you can refer back to this process and discuss the criteria that led to the decisions.

Mayor Winstead said this will take a lot of agreement and participation from owners that may have more than one site on this list.

Markegard discussed three areas of comparison. Need, impact, and challenges. Explained the Word document for scoring each node. Asked for factors that they think are missing, or weights that are off.

Council discussed the Word document for selecting criteria. Markegard defined the thought process behind selecting the locations. Explained the categories, subcategories, impacts, overlaps, challenges, and barriers.

Baloga said utilization by immediate neighborhood is missing. What would the neighborhood be able to use and how will they be able to use it. Small restaurants, grocery stores. In commercial centers, we don't have a lot of those. We can get a lot of information and talk to developers. Developers want developable property. How can we take some of these parcels, and make them available. Going through scoring is a good exercise, but you have to have certain masses. There's more criteria that could be added here, but this is a start.

Council and Markegard discussed barriers, weighting certain barriers, and the need for justification as to why each site is given a certain weight. Suggested adding 'leveraging other investments' that may be connected to the area.

City Manager Verbrugge asked about including market viability because there may be potential uses that are serving the neighborhood. You may have issues with access to capital for financing, or narrow operating margins. To serve a certain market need, there may not be an effective business plan behind it. What it will take to keep it viable and subsidize it.

Discussed the selection process, site visits, discussions that will need to happen with Police, and that a team of two would need to be involved in each site visit. Touched on a couple different sites, acknowledging which should be kept on the list and which should be removed, and why. Discussed Amsden Ridge Center and agreed to leave it in and removing Normandale Village.

~~3.3 Hyland Greens Update~~

~~Requested Action: Provide direction on the vision for development of the eastern portion of Hyland Greens Golf and Learning Center site. Hyland Greens update provided by City Planner Liz Heyman and Community Services Director Diann Kirby.~~

~~Kirby Provided updates on the 2016 golf season at Hyland. Recapped the two recommendations that were made in February 2016. 1. Continue to operate as a golf facility. 2. Partially develop the east side of the property.~~

~~Recommendation 1 presented via PowerPoint – Continue to operate golf facility. RFP is now underway. Discussed the five components to the comprehensive analysis. Will be coming back in early fall with summary of consultant study and recommendations.~~